

BEFORE THE BOARD OF ZONING ADJUSTMENT, D. C.

Application No. 11954, of Solomon Martin, pursuant to Section 8207.1 of the Zoning Regulations for a variance from the side yard requirements of the R-3 zone (3305.1, and 3305.2, and 7107.2) to permit construction of a non-conforming structure, as provided by Section 8207.11 of the Regulations, at the premises 1324 S Street, S. E., Lot 64, Square 5603.

HEARING DATE: July 16, 1975

DECISION DATE: GRANTED FROM BENCH, July 16, 1975

ORDER

Upon consideration of the above application, which is uncontested, the Board finds that the applicant has carried the burden of proving the existence of a practical difficulty to warrant the Grant of an area variance for the proposed addition. The Board finds that the proposed addition will not reduce the amount of side yard currently provided by the dwelling on the subject property, and that when said dwelling was built it conformed to the side yard requirements.


The Board concludes that strict application of the Zoning Regulations creates a practical difficulty to the owner of the subject property within the meaning of Section 8207.1 of the Regulations and that the proposed construction and use of the subject property will not adversely affect the use of nearby and adjoining property.

ORDERED: THAT THE ABOVE APPLICATION BE AND IS HEREBY, GRANTED.

VOTE: 4-0 (Lilla Burt Cummings, Esq. not voting, not having heard the case)

BY ORDER OF THE BOARD OF ZONING ADJUSTMENT, D. C.

ATTESTED BY:



JAMES E. MILLER

Secretary to the Board

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF ECONOMIC DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.

FINAL DATE OF ORDER:

7/16/75